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Summary

Reference	26/00366/CDNA
Alternative Reference	PP-14811956
Application Received	Mon 30 Mar 2026
Application Validated	Mon 30 Mar 2026
Address	Land North Of Railway Line And East Of Station Road Station Road Dartford Greenhithe Kent
Proposal	Submission of details relating to Construction Management Plan pursuant to condition 5 of planning permission DA/21/00724/FUL for the erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

Further Information

Application Type	CDNA Submission of Details by Appln
Expected Decision Level	Not Available
Case Officer	Mrs Emma Eisinger
Parish	Swanscombe And Greenhithe
Ward	Greenhithe & Knockhall
District Reference	Not Available
Applicant Name	Green Portal (Management) LLP
Agent Name	Q Square Group Ltd/Mr Richard Quelch

Agent Company Name	Not Available
Agent Address	85 Great Portland St (1st Floor) London W1W 7LT
Environmental Assessment Requested	No

Contacts

Ward Councillors

Councillor David James Mote

Address	Civic Centre Home Gardens Dartford DA1 1DR

Councillor Carol Gale

Address	C/o Civic Centre Home Gardens Dartford Kent DA1 1DR

Cllr Michael Brown

Address	C/o Civic Centre Home Gardens Dartford Kent DA1 1DR

Important Dates

Application Received Date	Mon 30 Mar 2026
Application Validated Date	Mon 30 Mar 2026
Expiry Date	Tue 21 Apr 2026
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Not Available
Neighbour Consultation Expiry Date	Not Available
Standard Consultation Date	Tue 31 Mar 2026
Standard Consultation Expiry Date	Tue 21 Apr 2026
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available

Latest Site Notice Expiry Date	Not Available
Internal Target Date	Mon 25 May 2026
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Decision Printed Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Mon 25 May 2026
Temporary Permission Expiry Date	Not Available

Constraints

Name	Constraint Type	Status
Community Infrastructure Levy Zone D	Community Infrastructure Levy Zone D	Confirmed
BC Officer Areas - Ross Wilson	Building Control Officer	Confirmed
Radon Area 3%	Radon Areas	Confirmed
Community Infrastructure Levy Zone B	Community Infrastructure Levy Zone B	Confirmed
Groundwater Aquifer	Aquifer Protection Zone	Confirmed
Windturbine Development Safeguarding	NATS Consult 100m high	Confirmed
Swanscombe And Greenhithe Civil Parish	Property within a Parish	Confirmed
Southern Water - Waste Water	Southern Water	Confirmed
HMO Article 4(1) Direction North Order 2025	Article 4 Direction	Confirmed
Multiple	Aerodrome Safeguarding	Not Available
Groundwater Source Protection Zone 2 - Outer Protection Zone	Ground Water Source Protection Zone	Confirmed
SSSI Risk Impact Zone -Low	SSSI Impact Risk Zone	Confirmed

Level 4 - Planning Apps Involving Groundworks Inc REM	Archaeological Notification Area	Confirmed
Not Green Belt	Greenbelt	Not Available
Dartford Local Cycling And Walking Infrastructure Plan	LCWIP	Confirmed
Crossrail Safeguarding Directions 2009 200M Buffer	Crossrail Safeguarding Directions	Confirmed
North Kent European Protected Sites Zone	Wetlands of International Importance	Confirmed

Related Information

There are 3 documents associated with this application.

There is 1 case associated with this application.

There is 1 property associated with this application.

DARTFORD
BOROUGH COUNCIL
Civic Centre, Home Gardens
Dartford, Kent DA1 1DR
Tel: 01322 343203

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Land North of Railway Line and East of Station Road

Address Line 2

Station Road

Address Line 3

Greenhithe

Town/city

Dartford

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

558455

Northing (y)

174939

Description

Land North of Railway Line and East of Station Road

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Green Portal (Management) LLP

Address

Address line 1

c/o Featherstone Homes (South East) Ltd

Address line 2

Angels House

Address line 3

5 Albemarle Road

Town/City

County

Kent

Country

Postcode

BR3 5HZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Quelch

Company Name

Q Square Group Ltd

Address

Address line 1

85 Great Portland St (1st Floor)

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1W 7LT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach

Reference number

DA/21/00724/FUL

Date of decision (date must be pre-application submission)

24/04/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3 - Archaeology

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Construction Management Plan (23rd March 2026)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Richard Quelch

Date

27/03/2026

Q. SQUARE

[redacted]
Q Square Group Ltd
85 Great Portland Street (First Floor)
London
W1W 7LT

Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent
DA1 1DR

27th March 2026

Dear Sir/Madam

Land North of Railway Line and East of Station Road, Station Road, Greenhithe, Dartford
Application to discharge Planning Condition 5 (Construction Management Plan) in relation to planning approval DA/21/00724/FUL

We write to you on behalf of Green Portal (Management) LLP [c/o Featherstone Homes (South East) Ltd] to seek to discharge Planning Condition 5 (Construction Management Plan) associated with the redevelopment of the above site for a residential use. The proposed development comprises:

> Erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach.

The Applicant is seeking to discharge Condition 5 (Construction Management Plan) which comprises the following wording:

> Prior to commencement of development on site, a construction management plan shall be submitted to and approved by the Local Planning Authority covering the following issues:
>
> (a) Routing of construction and delivery vehicles to/from the site including proposed construction access(es)
>
> (b) Parking and turning areas for construction and delivery vehicles and site personnel
>
> (c) Timing of deliveries
>
> (d) Provision of wheel washing facilities
>
> (e) Temporary access, traffic management/signage.
>
> The construction works shall be carried out in accordance with the approved details

In order to discharge this planning condition, a Construction Management Plan (23rd March 2026) is provided.

We would be grateful if you could confirm receipt of this application and we seek confirmation of validation. In the meantime, should you wish to discuss this application further please do not hesitate to contact me.

Yours faithfully,

CONSTRUCTION MANAGEMENT PLAN

Land north of the railway line and east of Station Road,
Station Road, Greenhithe, Kent DA9 9QU

Prepared for discharge of the pre-commencement Construction Management Plan requirement and the paragraph 53 construction controls identified in the appeal decision.

Planning reference	21/00724/FUL
Appeal reference	APP/T2215/W/22/3291136
Prepared by	Featherstone Homes SE Ltd
Date	23 March 2026

1. Purpose of this document

This Construction Management Plan (CMP) sets out how the development at Station Road, Greenhithe will be managed during the construction period so that highway safety, neighbour amenity, tree protection, and surface water / pollution risks are properly controlled. The document has been structured around the approved CMP condition items and the wider pre-commencement matters identified by the Inspector, with a phase split to reflect the proposed delivery sequence.

Planning discharge checklist

Requirement	How this CMP addresses it	Section
Routing of construction and delivery vehicles	Strategic routeing via the main road network, with prohibited residential side streets and managed access arrangements.	5
Parking and turning for construction and delivery vehicles / staff	Operative parking kept on site only, no highway waiting, managed internal turning and delivery control.	6
Timing of deliveries	Delivery booking rules, peak period restrictions and managed concrete / abnormal loads.	7
Wheel washing facilities	Portable wheel-cleaning and road-cleanliness measures located immediately inside the active gate.	8
Temporary traffic management / signage	Banksman control, warning signage, pedestrian interface management and gate protocols.	9
Restriction of working hours	Site hours tied to the approved hours in the planning material.	4
Tree protection before commencement	Pre-commencement fencing and root protection controls in accordance with BS5837.	12
Surface water drainage / pollution protection	Temporary construction drainage, silt control, spill response and groundwater protection measures.	13

2. Basis of this CMP

- Is to comply with Condition 5, and with the appeal decision including the Inspector's paragraph 53 reasoning that a CMP is required before development commences and should address access arrangements during construction and restriction of working hours.
- The approved scheme description comprising three buildings providing 47 flats with new vehicular accesses from Station Road and Station Approach.

- The Transport Assessment and Travel Plan Statement (May 2021), which identify the site accesses, the surrounding highway network, the proximity of the station and bus interchange, and the agreed approach to access, visibility and servicing.
- The Flood Risk Assessment and Surface Water Drainage Strategy (May 2021), together with the planning material identifying the site's groundwater sensitivity and the requirement for a detailed drainage scheme and pollution control.
- The approved block plan and site location plan used here as the basis for the appended logistics sketches.

3. Development summary and construction phases

The approved development comprises three residential blocks (A, B and C) with associated car parking, landscaping, refuse / recycling provision and site accesses from Station Road and Station Approach. For construction management purposes, the works are split into the following phases:

- Phase 1 – implementation works: commencement of a section of the foundations to Block B only.
- Phase 2 – remainder of the proposed works: all remaining enabling works, structures, envelope, fit-out, external works, drainage, landscaping, surfacing and completion activities.

This CMP is intentionally phase-based. The current target commencement date is W/c 20th April 2026. If the appointed contractor proposes a materially different access arrangement, welfare position, traffic management layout or drainage control method, an addendum or updated sketch will be issued to the Local Planning Authority for approval where required.

4. Site management principles applying to all phases

4.1 Management responsibility

The principal contractor for the works is Featherstone Homes SE Ltd. Andy Major (07492 060072) is the principal contractor contact for the purposes of this CMP and for pre-arranged communications with the Local Planning Authority, neighbours and service providers.

Chris Wheatley (07917 468961) is the nominated site manager and day-to-day emergency site contact. He will be responsible for day-to-day compliance with this CMP, including delivery booking, highway cleanliness, complaint response, banksman deployment, inspection of tree protection fencing, and pollution / spill response.

4.2 General site rules

The site will be operated as a tightly controlled small residential construction site. Measures will be kept proportionate, but the following core rules will apply throughout:

- no operative parking on Woodland Way, Admirals Walk, Eagles Road, Crest View, Station Road verges or Station Approach;
- no waiting, loading or unloading on the public highway except where separately authorised;
- no storage of materials, skips, cabins or plant outside the site boundary;
- no uncontrolled reversing from or within the public highway;
- no mud, slurry, wash water or debris to be tracked or washed into the public highway or surface water system.

4.3 Working hours

Construction working hours will be restricted to 08:00–18:00 Mondays to Fridays and 08:00–13:00 on Saturdays, with no working on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Noisy operations, deliveries, concrete pumps, muck-away loading and similar activities will be arranged within those hours. Site opening / security attendance may occur slightly outside those hours where required for welfare or lock-up, but without noisy construction activity.

5. Routing of construction and delivery vehicles

All construction and delivery traffic will be directed to use the strategic road network and the main roads serving the site. The intended route from the wider network is M25 / A282 to A206 Crossways Boulevard, then the Station Road / Station Approach roundabout, and then into the site from Station Approach. For locally sourced traffic approaching from the east, vehicles will be instructed to use the A226 / A206 and the same roundabout approach rather than residential side streets.

Routine construction traffic will not be permitted to route via Woodland Way, Admirals Walk, Eagles Road, Crest View or other residential roads around the site. Delivery instructions issued to suppliers and sub-contractors will make that clear.

Drivers arriving early will not be permitted to queue on Station Approach, Station Road or the roundabout approaches. Deliveries will be pre-booked and called forward only when the site can receive them.

Because the site sits beside Greenhithe Station, the bus interchange and a pedestrian-focused environment, vehicle movements will be managed carefully at the gate. Banksmen will be used whenever HGVs, concrete wagons, low-loaders, skip wagons or similar vehicles enter or leave the site, and whenever any reversing manoeuvre is required.

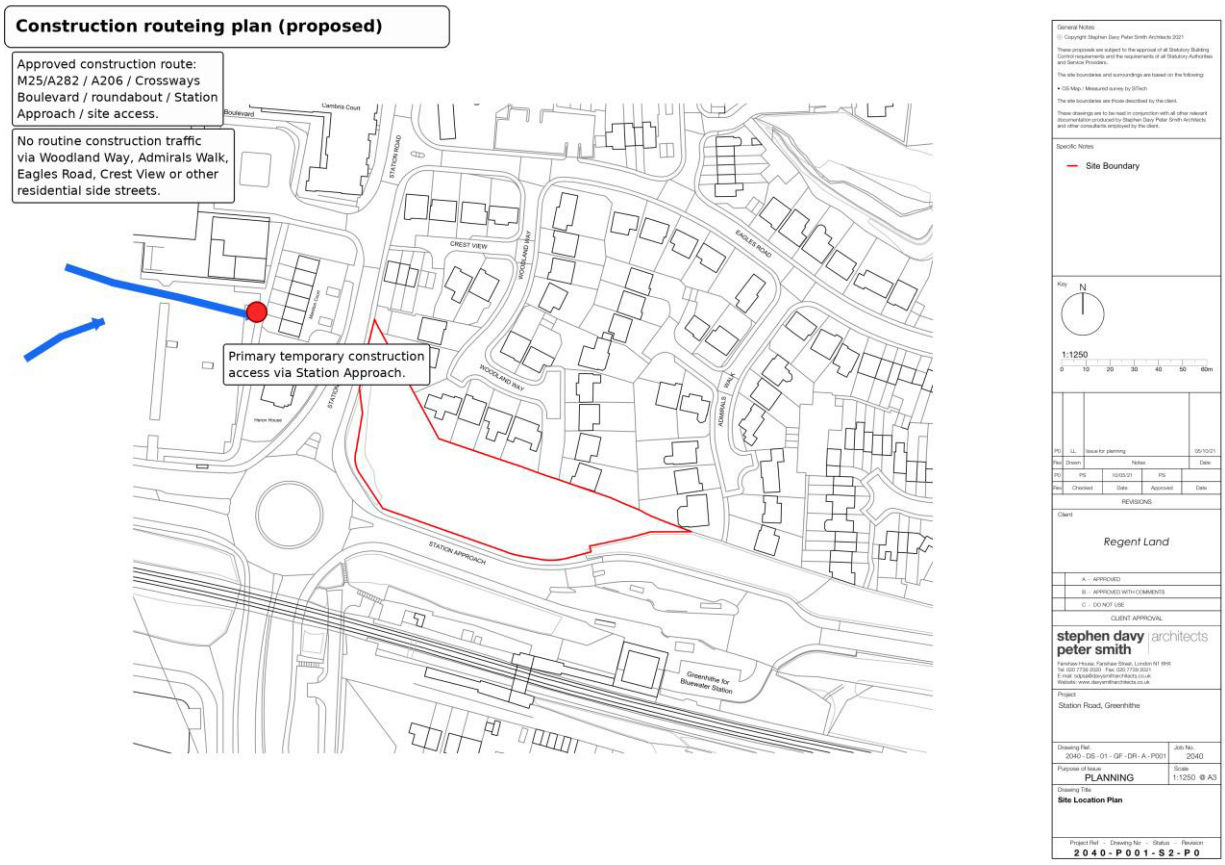
Construction routeing plan (proposed)
Approved construction route: M25/A282 / A206 / Crossways Boulevard / roundabout / Station Approach / site access.
No routine construction traffic via Woodland Way, Admirals Walk, Eagles Road, Crest View or other residential side streets.
Primary temporary construction access via Station Approach.
STATION ROAD
CREST VIEW
WOODLAND WAY
EAGLES ROAD
ADMIRALS WALK
STATION APPROACH
Greenhithe for Bluewater Station
Site Boundary
1:1250
Regent Land
stephen davy peter smith architects
Station Road, Greenhithe
PLANNING
Site Location Plan
2040-P001-S2-P0

Figure 1. Proposed construction routeing plan.

6. Parking, turning and on-site access arrangements

Construction staff, supervisors and visitors will park within the site boundary only, within the temporary compound / internal hardstanding areas designated for the relevant phase. No overspill parking will be allowed on the surrounding highway or residential streets.

Turning, unloading and manoeuvring will be kept within the site. The public highway will not be used as a turning head or holding area.

Construction plant, operative parking, skips, welfare and material storage will be positioned so that the active gate remains clear and sightlines for exiting vehicles are maintained. The final indicative parking, turning, wheel-wash, access and signage arrangements for each phase are shown on the client marked-up drawings appended at Appendix A.

During Phase 1 the western Station Road access will remain closed to construction traffic. In Phase 2, once formed and safe to use, that access may be brought into controlled use as a secondary construction access, with banksman supervision where required and with all loading, turning and waiting kept within the site.

7. Timing of deliveries

All significant deliveries will be pre-booked through the site manager. The booking system will be used to prevent overlap, reduce waiting on the highway and ensure that unloading space is available on site.

For ordinary materials, the target delivery windows will be 09:30–15:30 Monday to Friday and 08:30–12:00 on Saturday. This is intended to avoid the busiest commuter periods around the station and bus interchange, while still sitting comfortably inside the approved working hours.

Concrete pours, craneage, low-loader deliveries or similar operations that cannot reasonably fit within the normal delivery window will be separately programmed and managed by banksmen, with neighbouring occupiers notified in advance where the activity is likely to be noticeable.

No deliveries will be accepted outside the site working hours unless expressly agreed by the Local Planning Authority and the site manager.

8. Wheel washing and highway cleanliness

A wheel-cleaning point will be located immediately inside the active construction gate. For a scheme of this scale, a proportionate arrangement is proposed comprising hardstanding at the gate, manual inspection of departing vehicles and a portable jet-wash used as required before vehicles leave the site.

If mud, debris or slurry is deposited on Station Approach or Station Road, works causing the problem will stop until the highway has been cleaned. A road brush / road sweeper arrangement will be available as required.

Concrete washout, grout washdown and similar operations will be carried out in contained areas within the site only. Wash water will not be allowed to run to the highway or gullies.

9. Temporary traffic management, pedestrian safety and signage

Advance site signage will be installed at the active construction access, including ‘Construction Traffic’, ‘Pedestrians Beware’, site speed limit and delivery instructions as required.

Banksmen will be used during HGV movements, concrete pours, low-loader deliveries and any reversing manoeuvres. Their role will be to control entry / exit, watch for pedestrians and cyclists, and ensure that buses and general traffic are not impeded unnecessarily.

Pedestrian routes along the public footways will be kept open at all times unless a separate highway licence or temporary traffic order is obtained. There will be no unlicensed obstruction of footways, the station approach area or bus facilities.

Where temporary crossing of footways by plant or delivery vehicles is required, the crossing point will be supervised and kept clean and unobstructed.

10. Noise, dust, vibration and neighbour liaison

The site manager will operate the works in a considerate manner, recognising that existing homes lie immediately to the north and east and that the station and public realm are directly to the south.

Engines will not be left idling unnecessarily. Radios / amplified music will not be used. Plant will be switched off when not in active use.

Dust will be controlled by damping down, covered skips, tidy stockpiles and cutting / grinding controls as appropriate. The access point and adjacent highway will be kept swept and free of loose material.

A site contact board will be displayed so that local residents and businesses have a direct point of contact for any complaint or urgent issue. Complaints will be logged and responded to promptly by the site manager.

11. Security, waste and housekeeping

Materials will be stored neatly within the site in a manner that does not block access, drainage routes or emergency escape routes.

Skips will be exchanged within the site wherever reasonably possible. Waste will be removed regularly to avoid overflow, windblown material or ad hoc storage.

The site will be made secure outside working hours with fencing / hoarding, locked gates and removal or immobilisation of easily portable plant where appropriate for a site of this size.

12. Tree protection measures

Before any building operations, plant movement, machinery delivery or material storage commence on site, tree protection fencing will be erected around all retained / protected trees and retained vegetation in accordance with the approved arboricultural details and BS5837:2012.

Tree protection fencing will remain in place for the full duration of the construction period unless a variation is first agreed by the project arboriculturist and, where required, the Local Planning Authority.

Within protected root areas there will be no excavation, storage of materials, fuel, chemicals, spoil, cement, washout water or fires. No changes in level will be undertaken within those protected zones unless specifically designed and approved.

If temporary access over a root protection area is unavoidable, suitable ground protection will be used in accordance with arboricultural advice before any traffic uses that route.

13. Surface water, temporary drainage and groundwater protection

The site is environmentally sensitive from a drainage / groundwater point of view. Construction-phase water management will therefore be conservative.

During construction, clean and dirty water will be kept separate as far as reasonably practicable. Surface water arising from exposed ground, excavation areas, stockpiles or temporary haul routes will be controlled using temporary cut-off drains, silt fences, straw rolls / silt socks, trapped gullies, settlement measures or proprietary filter units as appropriate.

No silty water, concrete washout, fuel-contaminated water or other polluted runoff will be discharged to the highway, surface water gullies or directly to ground. Spill kits will be kept on site and all fuels / oils will be stored in bunded containers away from drainage paths.

Any dewatering, pumping, deep excavation water management or discharge arrangement will be agreed with the project engineer and undertaken in accordance with the approved drainage / environmental controls. No deliberate infiltration of potentially contaminated construction water or wash water will be allowed.

The permanent SuDS and detailed sustainable drainage design will be implemented only in accordance with the separately approved drainage details. This CMP deals only with temporary construction controls and site cleanliness pending that final installation.

14. Phase 1 – implementation works: Block B foundations only

Phase 1 is limited to the commencement of Block B foundations. The purpose of this phase is to establish the site, create the initial working area, carry out excavation and formation work associated with Block B and complete the initial foundations so that the development is lawfully implemented. The current programme assumption is that Phase 1 will commence w/c 20th April 2026 and will last approximately 2 weeks, including site access establishment and Block B foundation works.

During Phase 1, the Station Approach access will be the only construction access. The Station Road access will remain closed to construction traffic.

A temporary welfare / site compound area will be set up within the site on a limited footprint close to the active gate so that operative parking, stores, a small welfare cabin and skips are kept off the highway. Final micro-positioning may be adjusted by the site manager to suit safe operation, but all such facilities will remain within the red line site boundary and broadly in the locations shown on Figure 2.

The wheel-cleaning point will be positioned immediately inside the Station Approach gate and will operate by way of a portable jet-wash, hardstanding and manual inspection before vehicles leave the site. A banksman will control all HGV movements during this phase.

Typical Phase 1 movements are expected to comprise small goods vehicles, rigid delivery vehicles, excavator low-loader deliveries, muck-away wagons and concrete wagons. Articulated HGVs are not proposed for routine use and would be exceptional only.

Any excavation for Block B will be protected against silty runoff. Excavated material will be removed promptly or stored in a controlled manner within the site away from drainage paths and tree protection areas.

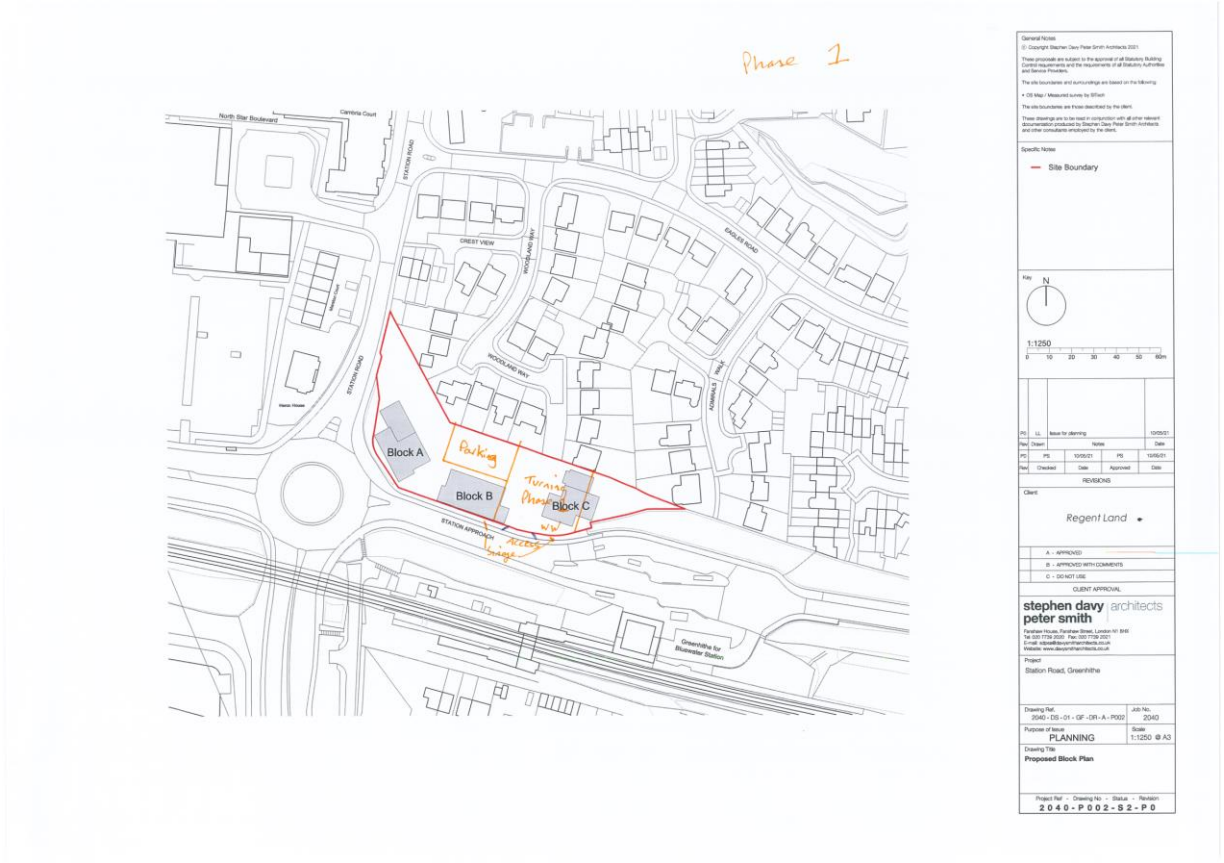

Figure 2. Proposed Phase 1 logistics arrangement.

15. Phase 2 – remainder of the proposed works

Phase 2 covers the balance of the development, including the remainder of the groundworks, superstructure, envelope, internal fit-out, external works, drainage, surfacing, landscaping and final completion activities. The current programme assumption is that Phase 2 will follow Phase 1 and run for approximately 2 years.

Station Approach will remain the primary construction access for Phase 2. Once the western Station Road access is properly formed and safe to operate, it may be brought into controlled use as a secondary construction access, subject to site manager control, delivery booking and banksman supervision as required, with all vehicle manoeuvres kept within the site boundary.

The western and eastern work zones will be sequenced so that internal access routes remain functional and on-site vehicle movements are minimised. Welfare, skips and material storage will remain within the red line boundary in broadly the positions shown on Figure 3, subject to minor adjustment by the site manager to suit the live workface and safe vehicle movement. Delivery booking will continue throughout Phase 2.

As the development nears completion, the emphasis will move from heavy goods traffic to smaller van movements, internal finishing works and external surfacing / landscaping. The same working hours, routeing controls, wheel-cleaning, tree protection and drainage safeguards will remain in force. At the date of this CMP, any requirement for piling remains to be confirmed following ground investigation. No piling works will commence unless and until the foundation solution has been confirmed and any separate piling method statement or planning approval required for piling has been obtained.

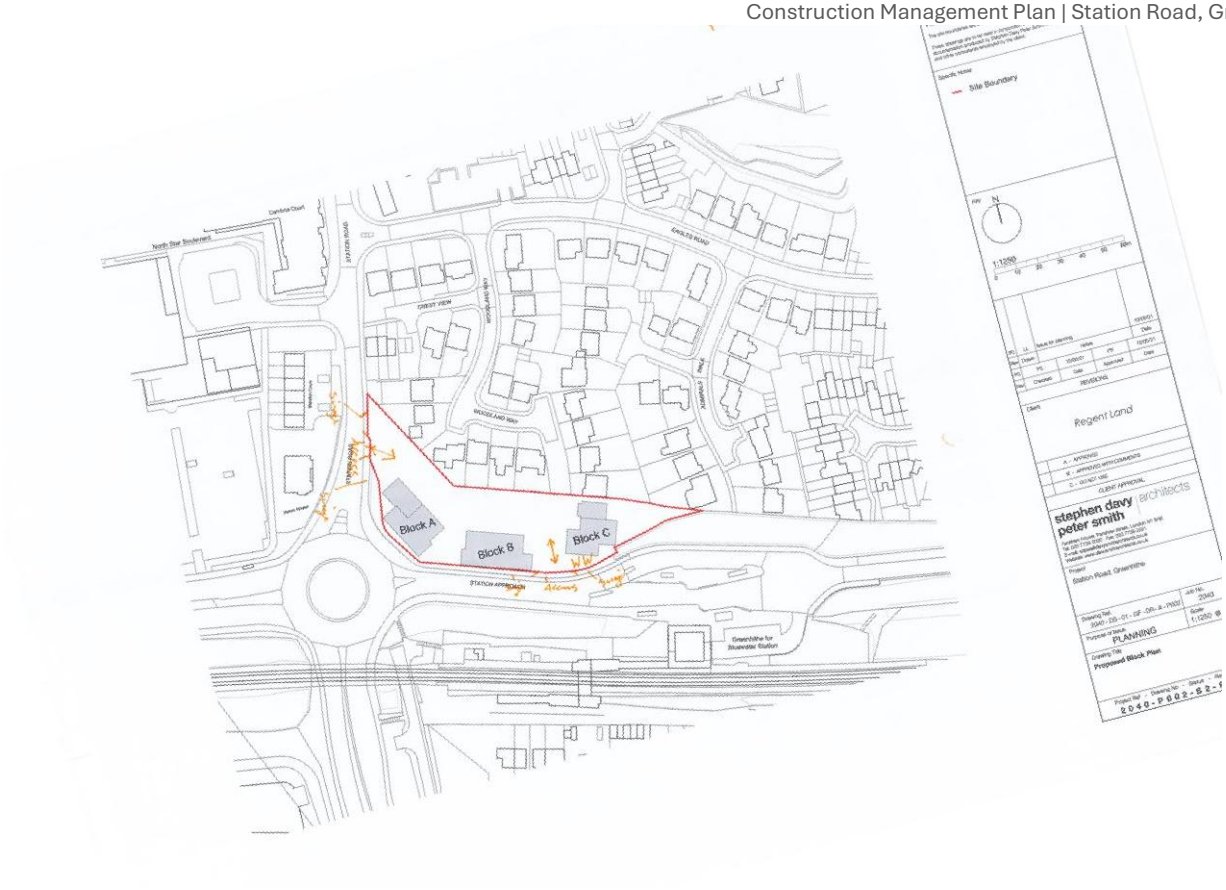

Figure 3. Proposed Phase 2 logistics arrangement.

16. Monitoring, review and non-compliance

The site manager will inspect the access point, wheel-cleaning area, adjacent highway, drainage controls and tree protection fencing at the start of each working day and after significant deliveries, rainfall events or concrete operations.

If any part of this CMP is not being complied with, the activity causing the issue will be stopped and corrected before resuming.

This document is intended to be workable, not over-engineered. If the contractor later identifies a more practical measure that gives the same or better level of control, that change should be recorded and, where material, agreed with the Local Planning Authority through a short CMP addendum.

17. Project-specific confirmations and outstanding matters

The following project-specific details have now been reviewed and updated. Principal contractor, site manager, start date, phase durations and wheel-wash method are confirmed for the purposes of this CMP. Welfare, skip and material store locations are to remain within the red line boundary in the indicative locations shown on the logistics plans, subject to safe on-site adjustment by the site manager. The only item that remains provisional is whether piling will be required, which will be confirmed once the ground investigation and foundation review have been completed.

Item to confirm	Current draft status	Action
Principal contractor name and address	Featherstone Homes SE Ltd Contact: Andy Major - 07492 060072	Confirmed

Site manager and emergency contact number	Chris Wheatley - 07917 468961	Confirmed
Target start date and indicative phase durations	Target start date: 14 April 2026 Phase 1: approx. 2 weeks (including access establishment and Block B foundations) Phase 2: approx. 2 years	Confirmed
Final welfare / skip / material store positions	Confirmed in principle by the client marked-up Phase 1 and Phase 2 drawings appended at Appendix A. All positions remain within the red line boundary and may be adjusted slightly by the site manager for safety, access and sequencing reasons.	Confirmed on drawings / managed under CMP
Whether Station Road access will be used during Phase 2	Controlled use permitted in Phase 2 once formed and safe to operate, as shown indicatively on the client marked-up Phase 2 drawing at Appendix A.	Confirmed
Final wheel-wash method (portable jet wash / proprietary unit)	Portable jet-wash arrangement immediately inside the active access, in the indicative locations shown on the client marked-up phase drawings at Appendix A.	Confirmed
Whether any piling is proposed	TBC following ground investigation. If piling is required, a separate piling method statement and any necessary condition discharge will be submitted before that activity starts.	Pending GI / foundation review

18. Documents reviewed

- Appeal Decision APP/T2215/W/22/3291136 dated 24 April 2023.
- Development Control Board report for application 21/00724/FUL dated 11 November 2021.
- Transport Assessment, Station Road Greenhithe, Ref 5695/TA01, May 2021.
- Travel Plan Statement, Station Road Greenhithe, Ref 5695/TPS02, May 2021.
- Flood Risk Assessment and Surface Water Drainage Strategy Report, May 2021.
- Approved plans P001-S2-P0 Site Location Plan and P002-S2-P0 Proposed Block Plan.